All Agency Project Request

2013 - 2015 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	River Falls	285-0J-0069	MCMILLAN HALL

Project No. 16E1C **Project Title** McMillan Hall Restrooms Renovation

Project Intent

This project provides investigation and research, pre-design, and design services to resolve maintenance issues and improve the functionality and aesthetics of the restrooms. The restroom spaces, infrastructure, and finishes will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Anticipated project scope includes:

- Demolition of CMU partitions, wall and floor tile; and plumbing, HVAC and electrical systems.
- Construction of new partition walls creating individual shower/drying rooms, toilet rooms, and a common lavatory space.
- Installation of new ceiling, wall and floor wearing surfaces.
- Installation of new plumbing, HVAC, electrical, and lighting systems.
- Installation of accessories such as mirrors and soap dispensers.

Project Justification

McMillan Hall (50,761 GSF constructed in 1967) provides housing for up to 240 students. With the exception of replacing broken floor and wall tiles, no significant renovations have occurred in the restrooms. Drain, waste and vent plumbing systems are corroded and failing. Domestic water supply systems are corroded with valves failing. The ventilation system does not meet contemporary standards for the number of air changes per hour. Each restroom/shower complex uses a gang shower, which is not preferred by students.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of residence hall restroom/shower complex renovation projects as part of a design team. Work includes site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

The consultant will verify project scope, schedule, and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

Commissioning

☑ Level 1

☐ Level 2

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Project Budget		
Construction Cost:		$
Haz Mats:		$
Construction Total:		$
Contingency:	10%	$
A/E Design Fees:	10%	$
DFD Mgmt Fees:	4%	$
Other:		$
		$2,352,000

Funding Source(s)	Total
GFSB - []	$0
PRSB - []	$0
Agency/Institution Cash [AGF0]	$181,000
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$181,000

Project Schedule

SBC Approval:	12/2016
A/E Selection:	06/2016
Bid Opening:	01/2018
Construction Start:	05/2018
Substantial Completion:	11/2018
Project Close Out:	03/2019

Project Contact

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Telephone:	(715) 425-3840 x

Project Scope Consideration Checklist

		y	N
1.	Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction. *All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*	☑	☐
2.	Is the project an extension of another authorized project? If so, provide the project #...	☐	☑
3.	Are hazardous materials involved? If yes, what materials are involved and how will they be handled? *Required hazardous materials abatement (18 fire doors, 180 lineal feet of fittings, and 4,577 square feet of floor tile and mastic) has been included in the estimated project schedule and project budget.*	☑	☐
4.	Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? *All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities. Plumbing and HVAC systems will be shut down for a majority of the project. Some short term electrical outages will occur.*	☑	☐
5.	Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent?	☐	☑
6.	Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope.	☐	☑
7.	Have you identified the WEPA designation of the project...Type I, Type II, or Type III?	☑	☐

Type III.

8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☐ ☑

9. Are there any other issues affecting the cost or status of this project? ☐ ☑

10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☑ ☐

    Construction staging should be investigated so that perhaps one of the two cubes could be used while the other is being renovated.

11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☑ ☐

    Unsure at this time but additional air volume through the restrooms will increase electrical and heating loads, which will be offset through heat reclaim units.

12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☐ ☑

13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <http://www.focusonenergy.com> or the local utility provider)? If yes, describe here. ☐ ☑

14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☑